

## **Minutes of Planning Board Meeting 3-13-06**

Attending: Dale Thomas, Roxanna Hall, Heather Quimby, Steve Littlefield, Art Hildebrandt, Duke Simoneau, Fred Eikenberg, Terry Branch

Meeting called to order at 7:00 PM

Minutes of 2/13/06 read by Duke Simoneau

Motion by Steve Littlefield and seconded by Art Hildebrandt to accept as written

Unanimously accepted

Heather read a letter of resignation from Izzy McKay. It was regrettably accepted by the Board.

Terry Branch brought a preliminary sketch of a proposed subdivision on the property he and his wife own on the Pond Hill Road. Currently, the Town lists them as owning 11 acres +/- . There is a mobile home on near the road, occupied by Mrs. Branch's father, a hybridized mobile home that Mr. Branch has been rehabilitating behind that and vacant land beyond. According to Mr. Branch, there is an old cellar hole near the rear of the property.

The Branches would like to legally subdivide the property, with approximately an acre going to the mobile home, three acres to the hybridized home and six acres to the lot in the rear.

There was discussion around the table regarding the proposal. The Board reviewed the requirements of the subdivision ordinances, including the fact that there is a two acre lot requirement. Suggestions and options were brought out in a brainstorming type of discussion to provide Mr. Branch the widest range of options. He was advised he would need to have it surveyed and develop a plan as his next step. The survey would have to note all current and proposed improvements, including driveways, culverts, and actual and proposed buildings. Mrs. Quimby noted that he would need to submit the plan and a fee of \$80 per lot as outlined in the ordinance. Mr. Branch figured that he would likely be ready for the May meeting, but he would call the Town Office to ask to be put on the agenda when he has the survey prepared.

Before he left, Mr. Branch made a point of saying that he had concerns about opening the process, the paperwork, etc., but between the Town Office staff and Planning Board assistance, he had nothing but positive reactions.

Duke updated the Board that Miles Freidan had sent a check to the Town for the full amount of the fine assessed by the Selectmen for his expansion of his Toddy Pond camp without a permit. Included with Mr. Freidan's check was a very positive letter to the Town about the process.

The question was raised if the Town had received anything from Frank Hoffman regarding the fine assessed by the Planning Board. Duke reported the Town Clerk had received nothing to date. It was asked if the letter was sent certified and the answer was no. The Board asked Duke to be certain that the letter be re-sent certified and he accepted the job.

Question was raised if Mr. Dyke or CEO Randy Hall had contacted the Town regarding the letter sent to Mr. Dyke and carbon copied to the CEO about the apparent subdivision by Mr. Dyke after purchasing a segment of Mr. Hoffman's property on McTaggart Road. Again, the Town has heard nothing. Concerns were raised by several Board members regarding the difficulty of communicating with the CEO. It was noted that the pending Town Meeting warrant had \$4,000 built into it with a plan by the Selectmen to use the money if approved to have the CEO in Town for four hours a week to deal with various enforcement issues.

Dale Thomas brought up a question regarding enforcement of Shoreland Issues. He noticed a pile of brush and demolition debris dumped over the edge of Route 139 across the street from the Marsh River Theater. Because enforcement comes under the Code Enforcement Officer who works under the direction of the Selectmen, Mrs. Quimby said she would notify the Selectmen and DEP agent Val Whittier about the issue.

Motion to adjourn was made, seconded and approved at 8:15.

POST SCRIPT: Duke left the letter for Jane to send certified to Mr. Hoffman the next day. Mr. Hoffman's check for the full amount of fees and penalties came in the mail before she mailed the second copy. Duke agreed that sending it was not needed and asked Jane to trash the copy.